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FOR PRIVATE CIRCULATION

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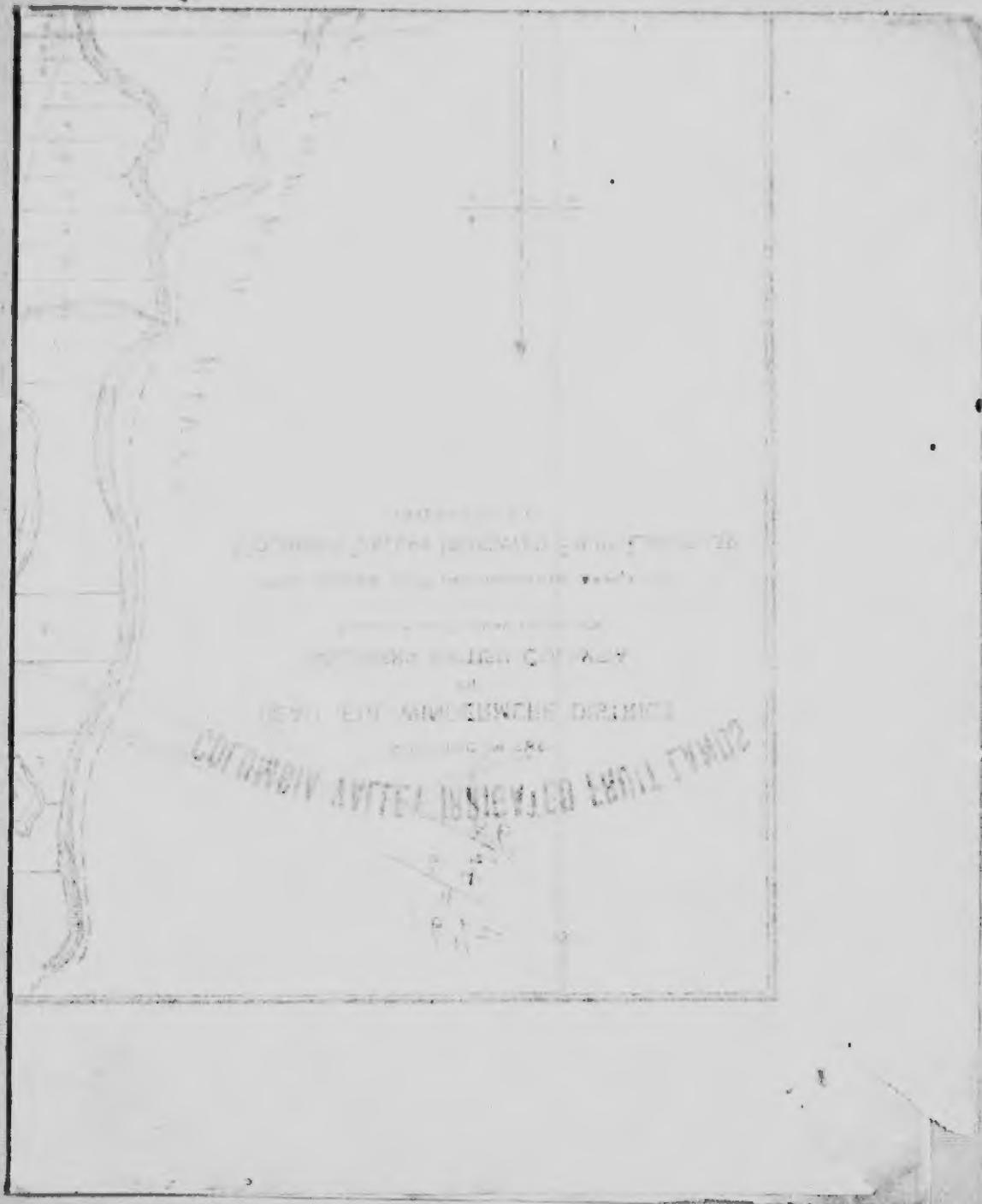
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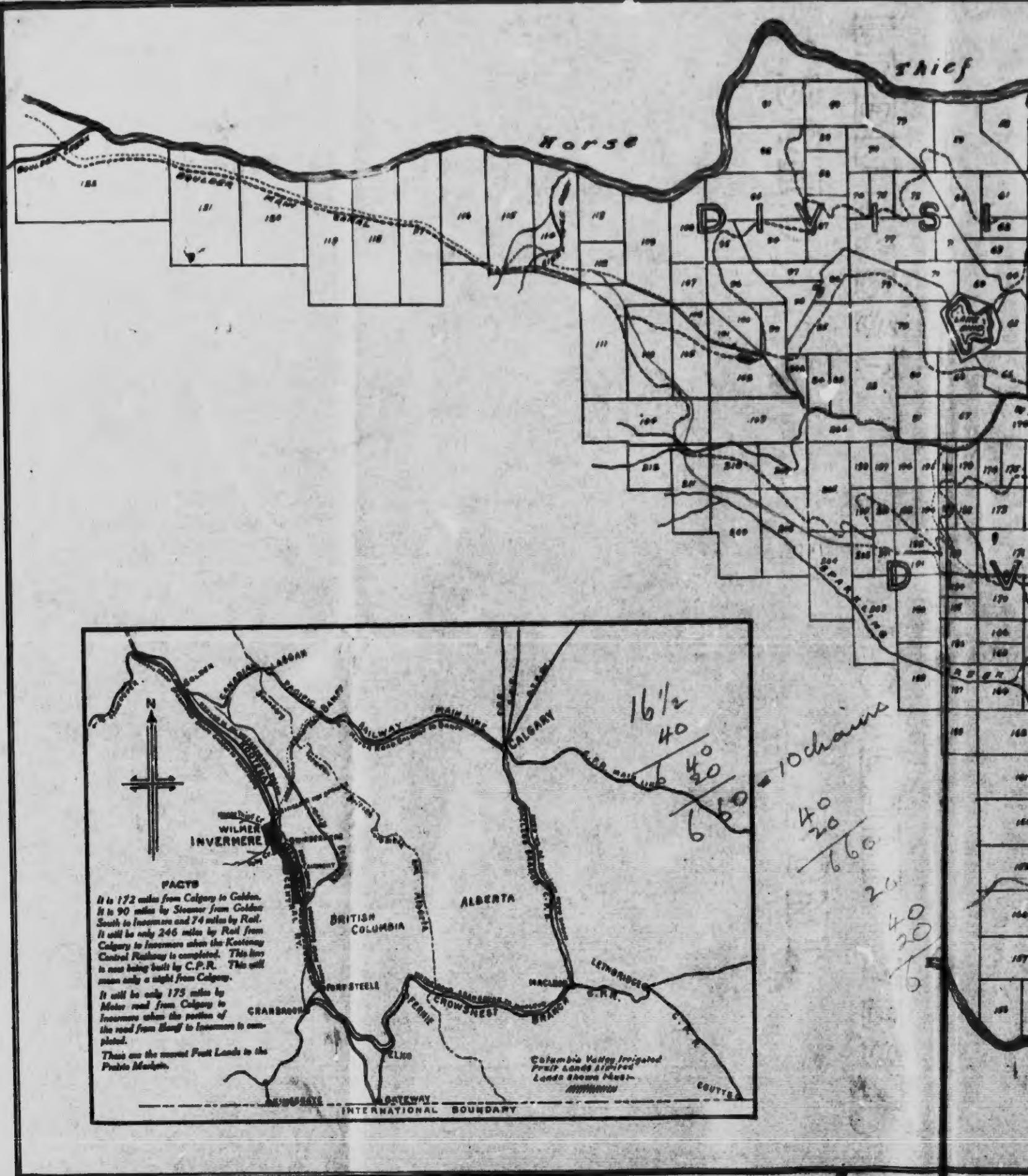
**COLUMBIA VALLEY FRUIT LANDS  
LIMITED**

**PROSPECTUS**

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Map  
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DIRECTORS.

C. H. DAVIDSON, JUN., Banker, Minneapolis, Minnesota, President.  
R. R. BRUCE, C.E., Wilmer, British Columbia, Vice-President.  
J. S. DENNIS, President The Western Agencies and Development Co., Limited, Calgary, Alberta.  
JAMES W. DAVIDSON, President Crown Lumber Co., Limited, Calgary, Alberta.

BANKERS.

THE BANK OF MONTREAL Calgary, Alberta.

SOLICITORS.

ALLISON & MACLEOD, Calgary, Alberta.

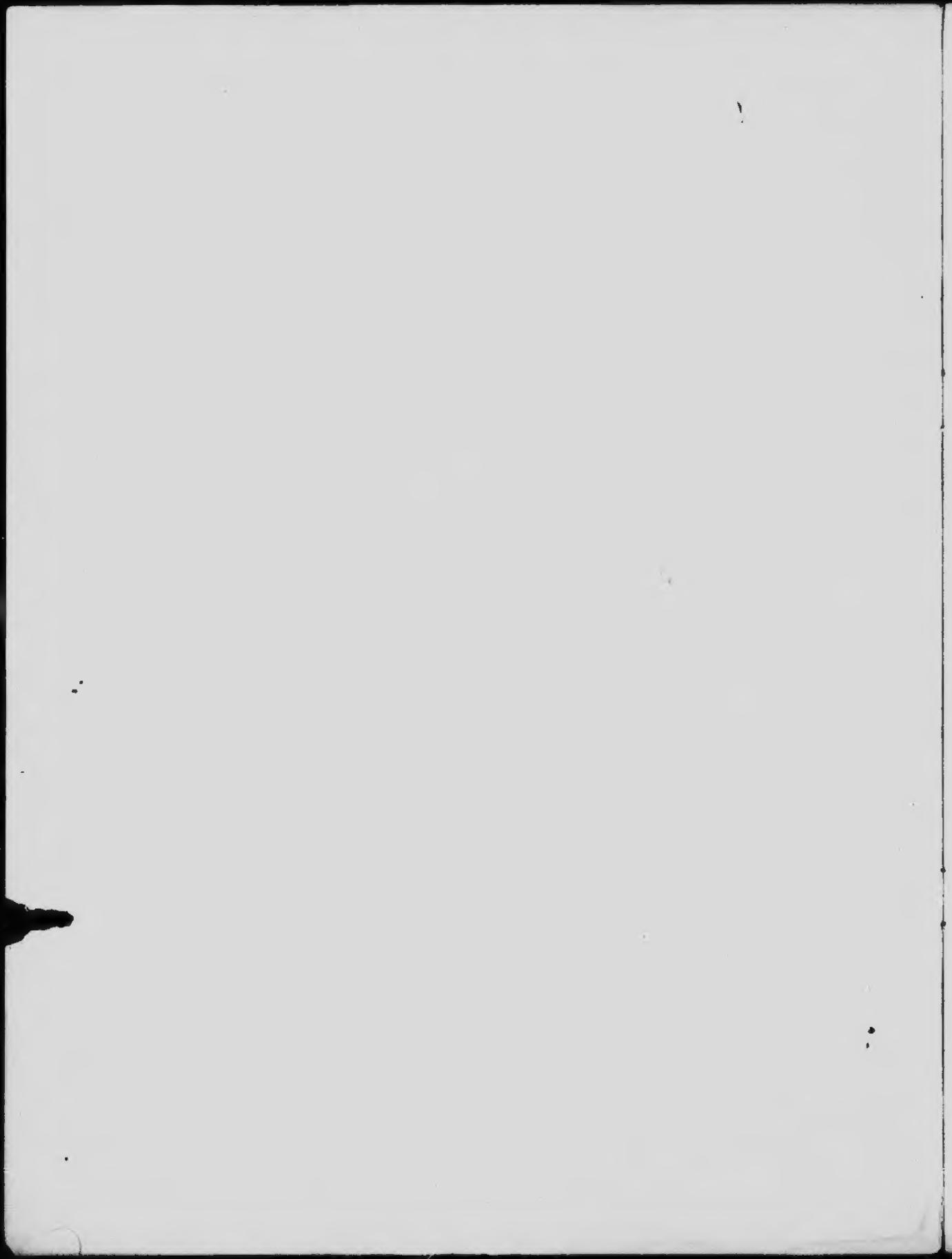
AUDITORS.

WEBB, READ & HEGAN, Winnipeg and Calgary, Chartered Accountants.

SECRETARY AND REGISTERED OFFICE.

THOBURN ALLAN, Manager The Western Agencies and Development Co., Limited,  
2018 Grain Exchange Building, Calgary, Alberta.

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# COLUMBIA VALLEY FRUIT LANDS LIMITED

INCORPORATED UNDER THE COMPANIES ORDINANCE OF THE NORTH WEST TERRITORIES.

(Registered in the Province of British Columbia.)

CAPITAL - - \$2,000,000.00

DIVIDED INTO 20,000 SHARES OF \$100.00 EACH.

## ORGANIZATION.

The Columbia Valley Fruit Lands, Limited, has been organized to acquire and complete the development and colonization of the property now owned by the Columbia Valley Irrigated Fruit Lands, Limited.

An agreement for the purchase of this property for the sum of \$650,000 in cash and \$500,000 of the stock of the new Company has been obtained.

## LOCATION.

The location and description of the property to be acquired is as follows:—

The block of land to be purchased comprises about 50,000 acres and is situated in the Columbia and Kootenay Valley in the East Kootenay District of British Columbia, and lies about midway between the main line of the Canadian Pacific Railway and the Crow's Nest branch of that railway (see map attached). The bulk of the land is situated on the West side of and fronts on the Windermere Lakes, which are the source of the Columbia River, and is in the centre of the Windermere District. This District has long been famous as one of the most beautiful and fertile portions of the Columbia Valley.

## DESCRIPTION.

The Columbia and Kootenay Valley is the largest agricultural valley of British Columbia, and for climate, scenic beauty and richness of soil, stands in the front rank among the many beautiful valleys of the Southern portion of the Province. The block of land to be acquired is, as has been explained above, situated about midway in the Valley, and comprises an open or park-like area dotted with lakes and watered by several beautiful streams flowing down from the Selkirk Range of Mountains to the West. The soil of the block is a chocolate-colored clay on a lighter subsoil, and is most productive in character when given sufficient moisture. All kinds of cereal and vegetable crops are produced in abundance, and apples, plums, strawberries, and all the smaller fruits grow to perfection. Before going into their project the Columbia Valley Irrigated Fruit Lands, Limited, had an exhaustive examination made as to soil and climatic conditions by qualified agricultural and horticultural specialists, all of whom reported so favorably that the work was undertaken. Mr. W. D. Scott, the present Deputy Minister of Agriculture for British Columbia, says: "The Columbia Valley proved an absolute revelation to me. I was unaware that there was, in the entire Province, so magnificent a valley offering such illimitable opportunities for the fruit grower and the general farmer. For dairying and mixed farming the Columbia Valley cannot be excelled anywhere. For small fruit growing it is eminently good, and if care is taken in the selection of the varieties, tree fruits can be grown there with thoroughly satisfactory results. The soil is rich silt of great depth, and with water turned on would be capable of growing literally anything. I myself saw melons and many varieties of tree fruits

maturing to the greatest advantage, and with the magnificent market facilities afforded by the completion of the Kootenay Central Railway, now under construction by the C.P.R., the valley should be one of the chief producing centres of British Columbia."

Until within the past two years there was very little movement in the sale of land in the Columbia Valley and, for this reason, the Columbia Valley Irrigated Fruit Lands, Limited, were enabled to acquire the most choice selections, purchasing most of the homesteads and pre-emptions fronting on the Windermere Lakes, and consolidating them into a solid block by purchasing the intervening portions from the Government and the Canadian Pacific Railway Company.

#### SURVEYS.

Complete land surveys of all the holdings of the Company have been made, and for administrative purposes and in order to facilitate the construction of the irrigation systems, the block has been divided into three Districts, viz.: Wilmer, Lake, and Fairmont, each district comprising several subdivisions.

In addition to the general land surveys, detailed surveys for the irrigation systems have been completed, and proper maps and estimates of the systems prepared. These indicate that approximately 18,000 acres of land in the block can be irrigated, and that each one of the districts can be provided with an individual system with its own source of water supply, so as to enable it to be independently operated.

#### CONSTRUCTION.

Wilmer District is comprised of subdivisions A and B. The main canal to supply water to both these subdivisions has been completed, and the distributing systems for subdivision B, and a portion of subdivision A will be completed to enable water to be supplied for the irrigation of about 4,000 acres in 1912.

In the Lake District the Townsite of Invermere and Invermere Heights are situated. A small canal for the irrigation of land in Invermere Heights and land adjacent thereto has been nearly completed and water will be supplied in the spring of 1912. A pipe line for domestic supply to the Townsite of Invermere is now being installed.

#### WATER RIGHTS.

Ample water rights for the irrigation of land in the various districts have been recorded and obtained under the laws of the Province. These rights have been consolidated under an Act of the Provincial Legislature passed at its last session.

#### TRANSPORTATION.

##### *Present—*

The Company's property is at present reached by a good automobile road extending from Golden on the main line of the Canadian Pacific Railway, and from Cranbrook on the Crows Nest branch. Auto stages are operated on both these roads. In addition three steamboats run from Golden.

##### *Future—*

The Kootenay Central branch of the Canadian Pacific Railway is to extend from their main line to their Crows Nest branch, passing for about thirty (30) miles through the Company's property. This line is now being rapidly constructed from both ends and it is expected that forty (40) miles will be under operation early in 1912, and completed to the Company's holdings in the following year. This will provide the Valley with exceptional transportation facilities, and will bring it within twenty-four hours of the larger business centres of the Province of Alberta to the East of the Mountains.

## TOWNSITES.

A townsite on the property to be acquired has been laid out on one of the points running into Windermere Lake, and has been given the name of Invermere. This is one of the most beautiful townsites in British Columbia, and a portion of the property has been set aside to be used by the Canadian Pacific Railway Company in the construction of a chalet hotel. In the vicinity of this townsite, polo grounds, golf links, tennis grounds and other amusement facilities are being provided, and it is felt that this will be one of the great tourist playgrounds of the Rocky Mountains.

A second townsite will be laid out on the Company's property on the line of the Kootenay Central Railway about ten (10) miles further south, and these two townsites will, in a comparatively short time, become the business centres of this portion of the Columbia Valley.

## EXPERIMENTAL FARM.

A grant of sixty acres adjoining the townsite of Invermere has been made to the Dominion Government for an experimental farm. This farm is being developed and will be operated by their Department of Agriculture, and will prove of invaluable assistance to incoming settlers by providing an object lesson as to what can be grown and how to grow it.

## STATEMENT.

The property to be purchased is as follows:—

50,000 acres (approximately), including buildings, saw mill, stock of lumber, horses, automobiles, plant, equipment, and portion of irrigation system completed to date (\$650,000 in cash and \$500,000 in stock) ..... \$1,150,000

(Note.—Up to date, sales amounting to over \$150,000 have been made on the following basis: Town lots, averaging \$308 per lot; villa lots, averaging \$623.75 per acre; farm lands, averaging, for irrigated lands, \$124.75, and for non-irrigated lands, \$29.67 per acre, on which there are deferred payments amounting to about \$100,000, payable in seven (7) equal annual instalments bearing interest at six per cent. (6%) per annum.)

## STATEMENT OF ESTIMATED EXPENDITURE AND REVENUE.

### EXPENDITURE.

Purchase price as above .....	\$1,150,000
Estimated cost of completing irrigation system, administration, advertising and sales expenses, based on expenditure to date, 50,000 acres, @ \$20 .....	\$1,000,000
Less amount already expended on irrigation system and plant .....	200,000
	800,000
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	\$1,950,000

### REVENUE.

Issue of capital stock, 15,000 shares @ \$100.....	\$1,500,000
Sale of 18,000 acres irrigated land @ \$125 per acre .....	2,250,000
Sale of (say) 32,000 acres @ \$25 per acre .....	800,000
Sale of town lots (approximately) .....	150,000
Sale of villa lots .....	150,000
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	4,850,000
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	\$2,900,000

This will repay the total issued capital stock of \$1,500,000, leaving a profit of \$1,400,000.

All deferred payments on land sales bear interest at the rate of six per cent. (6%) per annum. This is not included in the statement of estimated revenue, but will be available for dividends.

The reorganization above outlined is being carried out to enable this property to be developed in a most complete manner, and is effected owing to the fact that the present owners have expended the amount of their available means in completing the purchase and developing the property up to date.

C. H. DAVIDSON, Jr.  
President.

September 30, 1911.

